

Arlington Historic District Commissions

January 28, 2016
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: M. Audin, C. Barry, M. Bush, M. Capodanno, J. Cummings, C. Hamilton, S. Lipp, S. Makowka, J. Nyberg, C. Tee, J. Worden

Commissioners Not Present: D. Baldwin, B. Cohen

Guests: A. Johnson, C. Green, W. Evans, J. Leich, J. Leone, C. Bouvier, C. Beauregard-Levin, D. Bean, J. Robinson, D. Tee, C. Bouvier, R. Murray, P. Worden, H. Mernier

1. **AHDC Meeting Opens** 8:15pm
2. **Appointment of alternate Commissioners.** Jason Street – At large – C. Barry, M. Bush;
3. **J. Nyberg moved approval of draft minutes from November 18 and December 17, 2015. Seconded by C. Barry seconded. S. Makowka moved to table joint AHDC and AHC minutes from January 14, 2016 for administrative purposes.**
4. **Communications**
 - a. **CONA application for 69 Crescent Hill Ave. (Bush) re: rear window and roof vent**
 - b. **Call from solar company re: guidelines question and significant property list address checks (2)**
 - c. **Call re: landscape regulations in a Historic District from local Garden Club member**
 - d. **Annual Report submission to BOS**
 - e. **S. Makowka contact with Town re: 23 Maple Street ongoing renovations**
 - f. **Emails re: 24 Jason Street proposed renovations**
 - g. **Discussion about ZBA meeting on 20 Westminster Ave. and S. Makowka reported that all our suggestions were incorporated in to final plans.**
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

 1. **Continuation of Formal Hearing re: Land between 85 Irving Street and 59 Jason Street (Bouvier) re: new home construction.** Atty. J. Leone and J. and C. Bouvier, owners of property present. S. Makowka asked applicant to discuss what they sent in a packet with plans, etc.. Atty. John Leone said they have provided maps, deeds, plot plans for adjoining lots and proposed placements for new home. He stated that the provided maps go back to 1889 and that Lot 37 (subject lot) has existed since then. Also, this lot is the same size as the surrounding lots to left and right. They also provided a detailed map from 1890 shows section of Irving and Jason and plot plans of the subject lot as it was subdivided and as it exists today. The current Lot 37 is a few hundred feet less than the original because Bouviers gave back some land to the neighbors. Mr. Leone agreed with S. Makowka's

suggestion that the first issue to address is whether it is appropriate for something to be built on the lot as it is now.

Atty. Leone stated that looking up and down Jason Street, this is not that much different than other lots which have been built upon. Atty. Leone said the original owner did not put anything in writing when the lot was subdivided previously that would prevent construction on the lot and the current owners desire to build on the lot now. The proposal is for a 1500sf house (more or less) with a driveway on other side of property. The proposed structure would be set back 10 feet on side not in the District and 12 feet on side in the District. The front of the house is 32 feet back from road, the porch is 25 feet back, and the back yard setback is 20 foot. He stated that they are not proposing a massive house and that this is one that would be in keeping with the district. Applicant recognizes that his current deck will have to be changed. They have included a proposal of what the altered deck placement would be more or less. He stated that there are no restrictions on the property and there are many other infill houses in the district and this is the only one in the district that has not been built upon. He continued, even though this has always been an empty lot, that doesn't mean you can't built on it. He feels that for new construction the only question is the appropriateness of size and shape. Doesn't seem where Board has authority to outright deny building on a lot. He stated that there is no case law or general laws for denying building and that his interpretation of the law says Board needs to work with him to find something. If you deny then this should be considered a per se taking. J. Worden said that an important part of the district's defining character is large yards surrounding these houses and we have in many cases said to someone you cannot built on that lot. S. Makowka disagreed with the legal summary voiced by Atty. Leone indicating that there can be a historical relationship between a house, a lot, and the district as a whole.. He then suggested that the Board focus on initially on the question of whether any structure would be appropriate on this site.

C. Hamilton asked for clarification on lot histories. J. Leone explained the various changes to the lots. The Applicant believes that he he should be able to build something on the lot because it is appropriate in context with the surrounding area in the District. The next step would be to come back with a specific project that will meet Commission's review. M. Audin said he sees huge distinction between internal lots being subdivided and peripheral lots being built upon. J. Worden said that it was important to look at the context of lot and the neighborhood. Mr. Yerrinton bought these lots in 1885 (2 purchased) that gave him the same depth as the lots of his potential neighbors down the street. His daughters lived there for many years and the last of them divided that rear lot (resulting in only half being in the District) and sold half to neighbors and kept half for her house. In her mind she thought no one would give up their back yard and so it would remain with the lines she had drawn. He looked at other houses in the District and notes that the average lot size is 18000ft and this house with present rear lot has 14000sf lot. Look back at historical record and back in 1898, he feels that a mistake was made when #17 Jason built in back of 19-21 Jason Street. In 1909 #36 had a house built in back of it. In 1925 #23 moved up towards to street and 4 tiny houses built on lots 3500-300sf. This was after zoning passed in town but people were naïve and didn't create a minimum lot size. J. Leone said these are examples which justify even more so this application. In his mind, this is a legal zoning buildable lot and just because it's not a huge grand lot doesn't mean it should be outright dismissed. J. Worden continued – 1963 - #54 Jason most bizarre subdivision in his opinion. Regardless of lot lines, etc. the point is that the predominant characteristic of houses in this street is that they are large houses on large lots. In his view just because there happens to be a street doesn't mean it should have something stuck in there. J. Nyberg said he respects J. Worden's view but there were at one time plans and as much as much as we all like to pick and choose our facts, we have to also be a little realistic of our time period now and this is a very important discussion

we as a group (HDC) need to discuss. History is a long word, it's a long period of time and his feeling is that it's imperative for us to create beautiful and good history in regards to this lot. You may not get exactly what you want, but most of the space of grand houses along Jason is in the back yards where they- don't have frontage and this property does have the frontage. He said it might be a little presumptuous and arrogant to dictate the exclusive history of what might have been done. . S. Makowka posed the question of whether the Commission's charge was to keep things exactly the way it was when the District was formed? In his opinion, the answer is no, they are not trying to preserve Sturbridge village but making sure changes done were appropriate and in appropriate manner. Also, he said we should put this in context with other decisions where we have allowed new construction, but we might want to differentiate in our minds what is different in this case that would make new construction inappropriate. Mt. Gilboa and Pleasant Street two examples. M. Audin asked when this district formed was there something in writing that talked about specifically the average sizes of lots. J. Worden said the District reports show the specifics. M. Audin said it's late Victorian, but that was a period in time when things in transition. Not a unique architectural entity. District went up Jason, approached Irving and took hard left to east and chose nothing to the west. A half lot of this corner street was captured in that – why? Because it was owned by the same people but lot behind it nobody cared about. This is not like other lots in other districts; this is sort of like capturing a string off the end of the district. No one is even going to understand that this is a house in the district. S. Makowka said intention was to preserve the District. Seems reasonable to say that this parcel was included with this house because it was seen as part and parcel of this property. M. Audin asked whether current owner was the owner at time district created and he whether he was part of choice to be in or out. S. Makowka said there may be circumstances where new construction would not be appropriate. We do need to keep in mind the precedence we set. J. Nyberg said we've done a really good job and been sensitive to our neighborhoods.

The floor was opened for public comments. P. Worden said the neighboring house on Irving Street belonging to the Potters who were not in favor of anything being built but were not able to be present tonight. S. Makowka noted that the Commission had just received an email from Wilbur Kim stating their opposition. It was noted that denial to build on such a lot is not a taking since the lot could possibly be used for other things. . A neighbor at the top of Irving asked what impact the landscape of the lot has on the decision. There is a massive maple tree on the lot which is beautiful and what happens to that tree? S. Makowka said landscaping is not under our jurisdiction to preserve. M. Audin asked if the board is setting a precedent it should not do. He can't think of a lot that is a peripheral lot which would set a bad precedent for another district. J. Robinson asked if there was a case where before they have decided on the buildability of a lot. J. Worden said they are trying to rationalize the process for the applicant and the board so that the question of whether can something possibly be appropriate here or not can be addressed before the need to focus on the details such as structure massing and design.

S. Makowka asked that if any Commissioner thinks any development of this particular lot is inappropriate, they should make a motion that there be nothing built on this property. J. Worden moved that this lot is inappropriate for the construction of a new residence. Seconded by C. Tee. No further discussion. In favor: C. Tee and J. Worden. All other opposed so the motion did not carry. S. Makowka explained that nothing has been approved and that at the next meeting, the Commission will be for discussion about what building might be potentially created on site. Resident asked a procedural question about whom eligible Commissioners will be for the next phase – S. Makowka clarified that Commissioners that have been present at all hearings are only ones allowed to vote.

2. **Formal Hearing re: 24 Jason Street (Johnson) re: renovations of rear balcony, addition of bump out, removal of chimney.** A. Johnson, owner of 24 Jason Street presented. M. Capodanno appointed as alternate for purposes of this meeting. M. Bush recused himself for this meeting. The applicant explained that the kitchen doesn't have any cabinets and they will need to expand house modestly. They submitted plans but are not ready to propose any bump out and addition to house at this time. There are 2 chimneys, 1 works and the other does nothing. At this point they want to remove the rear chimney – it would give them room for a closet and room in the kitchen. They would be retaining front chimney but the rear chimney they would like to remove completely. They have been told that they need to install flue liner to make chimney safe but they then need a chimney fan as well. Discussion that fan might not be necessary and that the Applicant should get a second opinion. The applicant also asked about a possible future project. There is a second floor balcony on the back north side of the house. It has windows but they are in terrible disrepair. They want to enclose the porch, insulating it so that it would be a 4 season, instead of a 3 season porch, but look like it originally would have looked. The Applicant's original plan was to build below the porch to support the unstable balcony. But now the plans are on hold while they consider options. Commissioners said they have approved a similar project on Academy Street and given an appropriate plan would be willing to think about supporting. J. Nyberg suggested that if you decide to enclose the bottom do something way more aesthetic than idea originally proposed. C. Barry moved approval of removal of rear chimney at 24 Jason Street. Seconded by J. Worden. Unanimous approval. Applicant withdrew remainder of application without prejudice, except for removal of rear chimney. Monitor appointed J. Nyberg
3. **Informal Hearing re: 21 Jason Street (Green) re contemplated renovations.** Wants ideas on what changes would be appropriate for house. On back side of house casement window with kitchen sink overlooking back yard. Want some ideas.

6. Other Business

- a. Discuss By-Law and Design Guidelines for Fiberglass Gutter Company Gutter Change Requests. S. Makowka passed out suggested revisions from what B. Cohen had circulated. M. Audin suggested label Alterations & Additions; J. Worden moved approval, seconded by C Barry. Unanimous approval for proposed revisions to Design Guidelines with corrections.
- b. Discuss Project Review Procedures & Application Submissions
- c. Discuss Zoning in a historic district
- d. Discuss Preservation of historical HD Resources
- e. Election of Officers

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)

5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Makowka for Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)

52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
74. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
75. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
76. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
77. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
78. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
79. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
80. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
81. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
82. 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
83. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
84. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
85. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
86. 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)
87. 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
88. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)
89. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
90. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
91. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
92. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
93. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
94. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
95. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
96. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings) Makowka-
97. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
98. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
99. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)

100. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
101. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
102. 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
103. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
104. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
105. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
106. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
107. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
108. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
109. 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage, temp. Fence, temporary stabilization of arch wall)
110. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
111. 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
112. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
113. 74 Pleasant Street (St John's Episcopal Church – 14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
114. 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)
115. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
116. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
117. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
118. 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
119. 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
120. 94 Pleasant Street (Kaplan – DENIAL 15-06P)) - Makowka (Windows)
121. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
122. 10 Montague Street (Silverman – 15-08M) – Makowka – CONA (Windows & Skylight)
123. 243 Pleasant Street (DeRouffignac – 15-09P)) - Makowka- CONA (Door)
124. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
125. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
126. 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)
127. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
128. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
129. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
130. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
131. 49 Academy St. (Baldwin – 15-17P) – Makowka – CONA (a/c unit)
132. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
133. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
134. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
135. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
136. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
137. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
138. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
139. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
140. 17 Irving Street (International School of Boston – 15-26P) – Makowka – CONA (temporary fence)
141. 28 Maple Street (Mahoney – 15-27P) – Makowka – Fence
142. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
143. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
144. 187 Pleasant Street (Fox – 15-30P) – Makowka – CONA (roof)
145. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)

- 146.** 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
- 147.** 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
- 148.** 17 Winslow Street (Giurleo – 15-34R) – Makowka – COA (generator)
- 149.** 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
- 150.** 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, fascia, gutters)
- 151.** 24 Central St. (Fiosher/Donelly – 15-37C) – Makowka i- CONA (porch, rails)
- 152.** 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
- 153.** 259 Pleasant St. (Fatula – 15-39P) – Makowka – COA (roof shingles)
- 154.** 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
- 155.** 105 Pleasant St. (Erulkar – 15-41P) – Makowka – CONA (stone steps)
- 156.** 21 Montague St. (Sparks – 15-42M) – Makowka – CONA (shingles)
- 157.** 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
- 158.** 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
- 159.** 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
- 160.** 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
- 161.** 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
- 162.** 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
- 163.** 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
- 164.** 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
- 165.** 240 Pleasant Street (Balazs – 15- 52P – Makowka – CONA (roof)
- 166.** 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
- 167.** 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
- 168.** 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
- 169.** 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
- 170.** 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
- 171.** 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
- 172.** 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
- 173.** 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)

Meeting Adjourned 10:45pm.